

Texas Conference Of Clubs, Inc.

P. O. Box 667071

Houston, Texas 77266-7071



LAND MANAGEMENT COMMITTEE MEETING

August 21, 1993

Buzzards' Peak, Cameron, Texas

When it became apparent that there were only three members present for the meeting a quorum was declared. Chairman Walter Bennett opened the meeting at 1:10 p.m. at Buzzards' Peak.

Members in attendance were Chairman Walter Bennett of the San Antonio Rough Riders, Independent three year member Larry Allison of Rosebud, and Don Riggs two year member of the Dallas Motorcycle Club. There was one independent member of the Conference, Monty Lagrone from Cameron, present but he did not take part in the committee's actions.

The committee first determined that perhaps the best way to approach the task was to cover the spectrum of decisions made by the Land Management Committee since the first meeting some time in early 1984, through the last meeting, dated January 10, 1992. Since the basis for the Land Management Committee was stipulated in the Deed of Trust, each member was afforded a copy of that document.

The following will cover the majority of all guidelines established by the committee, and a notation will be made to reflect any amendment or change that was deemed necessary.

1. Determine who will be permitted to use the site, other than T.C.C. member clubs. If more than one member club requests the same date for land use the Land Management Committee will make the determination as to which group will be permitted to use the site.
2. Fee schedule for use of the property by other than the Texas Conference of Clubs as an entity is as follows:
 - a. Non T.C.C. members: \$5.00 first night, \$4.00 second night, \$3.00 per night thereafter per attendee.
 - b. Mixed T.C.C. member club/non T.C.C. members: \$4.00 first night, \$3.00 second night, \$2.00 per night thereafter per attendee.

- c. T.C.C. members: \$3.00 first night, \$2.00 per night thereafter per attendee.

This above schedule is for affiliated persons and groups but does not apply to the general public. If and when the property may be leased to "outside" groups, fees and deposits will be handled by the Land Management Committee on a case by case basis. (Amended)

- 3. Security Deposits will be required for all except from the Texas Conference of Clubs as an entity as follows:
 - a. 0 - 50 people \$100.00
 - b. 51 - 100 people \$200.00 (Amended)
 - c. 101 - or more \$300.00 (Amended)

Such deposit must be received by the Conference at least 30 days prior to the effective date of the leased period. Any group leasing the property will be given no more than seven (7) days after close of the function to clean-up the property. If the property clean-up has not been accomplished to an inspected approval by either a member of the Land Management Committee or an officer of the Conference then the deposit will be forfeited. Settlement on the lease terms must be paid within fifteen (15) days of the close of the function, and the security deposit will not be deducted from the amount of the lease settlement, regardless of when the lease settlement is made. The Conference will issue a check for reimbursement of the security deposit. For every week, or part thereof, after the established settlement date, a penalty of fifteen per-cent (15%) will be added to the amount due unless the Conference has agreed to grant more time for the settlement. (New and amended)

- 4. When the property is being leased to any group, then at least one member of the Land Management Committee or an officer of the Conference must be on the property at all times, and without cost to the individual. The leasing group must designate one of their number to serve as a contact with the Land Management Committee or officer of the Conference. This representative of the Conference must be at or near the front entrance to the property to preclude the unexpected arrival of non-participants, and to insure that conduct and dress inappropriate to the general public is not permitted in this area. (New and Change of Nudity)
- 5. Nothing (i.e., rocks, plants, timber, etc.) may be removed from the property. In the event something is removed from the property, then the leasing parties will

be held responsible and accountable for same.

6. For each person's own protection and well being, he or she will wear high top shoes or boots at all times when they are not in the tents or showers. There are numerous sharp rocks, stobs, nails, etc. on the property, not to mention scorpions, snakes, and spiders being ever present.
7. No firearms are permitted, all hunting is prohibited, and non-prescription drugs are not permitted. (Amended)
8. We request that traffic to and from the property be held to an absolute minimum, and that once the guests are on the property they remain there until leaving for home. We request that the hosts plan a daily run to pick-up any and all necessary supplies for themselves and their guests. Any persons going into town to pick-up supplies must be dressed to acceptable local standards. (Amended)
9. The cutting of any timber (small or large) is strictly prohibited without the prior approval of a member of the Land Management Committee. If any group leasing the property needs wood for burning, then prior arrangements must be made to identify that timber which may be cut and burned. The firewood which is stacked behind the Bar-B-Q pit is for the sole use of the Texas Conference of Clubs as an entity, and if it is used for other than same it must be reimbursed at the rate of \$200.00 per cord. (Amended)
10. No construction of any kind may be carried out without the prior approval of the Land Management Committee.
11. The committee is responsible for determining what areas are to be developed and for what purpose such areas are to be utilized. All development is to be carried out under the auspices of the Land Management Committee.
12. Start-up and shut-down procedures must be followed to the letter and the person performing these tasks must complete the appropriate sheet, sign and date it, and place it in the book provided in the Mechanical Room. Anyone performing the start-up or shut-down procedures assumes financial responsibility for any damage to the equipment. (New)
13. An appropriate security fence must be constructed, at the earliest possible date, at the front gate from the gate posts to the timber areas on either side. The ideal fence should be constructed with oil field pipes as posts and sucker rods as cross members - all should

be welded and the posts sunk well into the ground or in concrete. A less than ideal fence would be constructed with very large wood treated posts and with four strands of barbed wire. A cost estimate will be available to the Conference by September 12, 1993 on both types.
(New)

14. There will be no open fires, except in designated fire pits. No glass, cans, surgical or medical equipment, highly inflammable items or anything of an explosive nature will be thrown or placed in the designated fire pits. Any person who violates this restriction may be expelled from the property. This is for the safety of each and every person at the site, including those engaged in clean-up or start-up activities. (Amended)
15. If any member of the Land Management Committee or any officer of the Conference witnesses inappropriate dress or behaviour, including exposure of genitalia, any actual or feigned sexual acts of any kind, any form of sadomasochism (S&M), display and/or use of whips, sexual paraphernalia or erotica, etc., wearing of "drag", underwear inspection, etc., in the designated parking area, near the front gate, at the peak, or in town, they must report same to the designated host appointee, and to the Chairman of the Conference if same is on site.
(New and amendment of Nudity)
16. The front gate area security is responsible for notifying the designated host appointee that non-participants are about to come on the property, such as ice deliveries, port-a-poty deliveries, clean out or pick-up, or law enforcement personnel.
17. In addition to these guidelines (abbreviated) being attached to current lease agreements, each function must allocate a time for opening ceremonies to welcome guests, cover the rules of conduct, indicate designated medical personnel and persons to contact in case of emergencies, and furnish any other information as may be deemed necessary. (New)
18. The committee has declared a moratorium on any new clearing for one year and requests an all out use of time, effort, and manpower to maintain and improve that which has already been accomplished. The committee suggests that this all out effort be under direction of a Land Development Committee. Any new clearing must be approved by the Land Management Committee. (New)
19. The committee hereby requests the Conference to advise the committee as to a specific amount of funds that can be allocated to erosion control, and when these funds

will be available, in order that we may bring to a halt much of the destruction that we have witnessed over the past three or four years. This not only so that our generation may enjoy the land, but so that future generations may come and enjoy it as well. If those who envisioned owning our own property had only their own generation in mind, with no thought of those who would follow, then there would have been no reason to purchase the land in the first place. If a concerted effort is not taken soon, in time we may find ourselves trying to find another location with no hills, no creeks, perhaps a lot less attractive, possibly smaller in size, and most likely a lot more expensive than our current site was - not to mention having to start over from scratch on providing water, showers, cooking pits, a stage, and on and on.



Walter F. Bennett, Chairman
Land Management Committee

WFB/jwc

cc/ Kenneth W. Boeker
Larry Allison
Owen Bramblett
Donald W. Riggs
J. W. Castagno
File

